

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Mike Romtvedt 3313 Washburn Way Klamath Falls, OR 97603
---	---

Grantor:
RMDK Properties, LLC.,
an Oregon Limited Liability Company
3313 Washburn Way
Klamath Falls, OR 97603

Grantees:
Mike Romtvedt, Donna Romtvedt,
and Kevin Romtvedt
3313 Washburn Way
Klamath Falls, OR 97603

- WARRANTY DEED -

RMDK Properties, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to Mike Romtvedt, Donna Romtvedt, and Kevin Romtvedt, Grantees, the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

PARCEL 2 OF LAND PARTITION 82-06, BEING A REPLAT OF TRACT 13, 14, 15, AND 16 OF THE "SUPPLEMENTAL PLAT OF ALTAMONT RANCH TRACTS", SITUATED IN THE S1/2 SW1/4 OF SECTION 10, TOWNSHIP 39, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SUBJECT TO AND EXCEPTING:

All liens, restrictions and encumbrances of record and those apparent upon the land; taxes and assessments.

The true and actual consideration for this transfer is dissolution.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

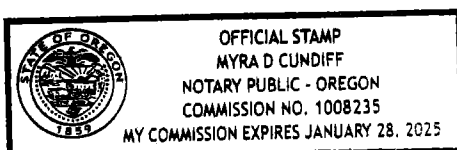
Dated this 6th day of December, 2021.

RMDK Properties, LLC, an Oregon Limited
Liability Company

Mike Romtvedt
By Mike Romtvedt, Manager

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Mike Romtvedt, Manager of RMDK Properties, LLC, an Oregon Limited Liability Company and acknowledged the foregoing instrument to be his voluntary act. Before me:



Myra D Cundiff
Notary Public for Oregon
My Commission expires: 1-28-25